096.0	0006	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,267,400	/	1,267,400
USE VALUE:	1,267,400	/	1,267,400
ASSESSED:	1,267,400	/	1,267,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAMADA ROY OSAMU JR
Owner 2:	NORONHA GLORIA RUTH
Owner 3:	
Street 1:	1 HARTFORD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARTFORD ST LLC -
Owner 2:	-
Street 1:	109 BLANCHARD ST
Twn/City:	LAWRENCE
St/Prov:	MA Cntry:
Postal:	01843

NARRATIVE DESCRIPTION

This parcel contains .202 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 3655 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8800.000	788,600		478,800	1,267,400
Total Card	0.202	788,600		478,800	1,267,400
Total Parcel	0.202	788,600		478,800	1,267,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.78 | /Parcel: 346.78

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63157
GIS Ref	
GIS Ref	
Insp Date	05/30/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	788,600	0	8,800.	478,800	1,267,400		Year end	12/23/2021
2021	101	FV	766,100	0	8,800.	478,800	1,244,900		Year End Roll	12/10/2020
2020	101	FV	766,200	0	8,800.	478,800	1,245,000	1,245,000	Year End Roll	12/18/2019
2019	101	FV	177,100	0	8,800.	478,800	655,900	655,900	Year End Roll	1/3/2019
2018	101	FV	177,100	0	8,800.	410,400	587,500	587,500	Year End Roll	12/20/2017
2017	101	FV	177,100	0	8,800.	383,000	560,100	560,100	Year End Roll	1/3/2017
2016	101	FV	177,100	0	8,800.	328,300	505,400	505,400	Year End	1/4/2016
2015	101	FV	176,200	0	8,800.	294,100	470,300	470,300	Year End Roll	12/11/2014

!7891!

PRINT

Date	Time
12/30/21	06:21:46

LAST REV

Date	Time
11/19/19	15:21:00
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7891

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARTFORD ST LLC	73432-521	1	10/9/2019		1,385,000	No	No		
DOHERTY STEPHEN	71791-271	1	10/25/2018	Convenience	1	No	No		
TRIPP GAGLIO-TH	71444-322	1	8/8/2018	Change>Sale	705,000	No	No		
TRIPP GAGLIO/FR	51739-168		9/30/2008	Family	1	No	No		
MCCARRON PATRIC	32892-314		5/21/2001		370,000	No	No		
DONNELLY THOMAS	26363-306		5/31/1996		218,000	No	No	Y	

USER DEFINED

Prior Id # 1:	63157
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2018	1755	Heat App	10,000	C				
10/17/2018	1520	Addition	134,000	O				
4/26/2006	310	Redo Kit	36,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2019	Measured	DGM	D Mann
5/30/2019	Permit Visit	DGM	D Mann
9/21/2018	MEAS&NOTICE	BS	Barbara S
2/23/2009	Meas/Inspect	163	PATRIOT
9/8/2001	MLS	MM	Mary M
11/15/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
7/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8800		Sq. Ft.	Site		0	70.	0.78	4									478,798						478,800	

Total AC/HA:	0.20202	Total SF/SM:	8800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,798	Spl Credit		Total:	478,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1950	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.93729734
Const Adj.:	0.98980004
Adj $ / SQ:	120.606
Other Features:	142281
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	790145
Depreciation:	1580
Depreciated Total:	788565

COMMENTS

BK:13848 PG:707, PDAS, SLAB ON GRADE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

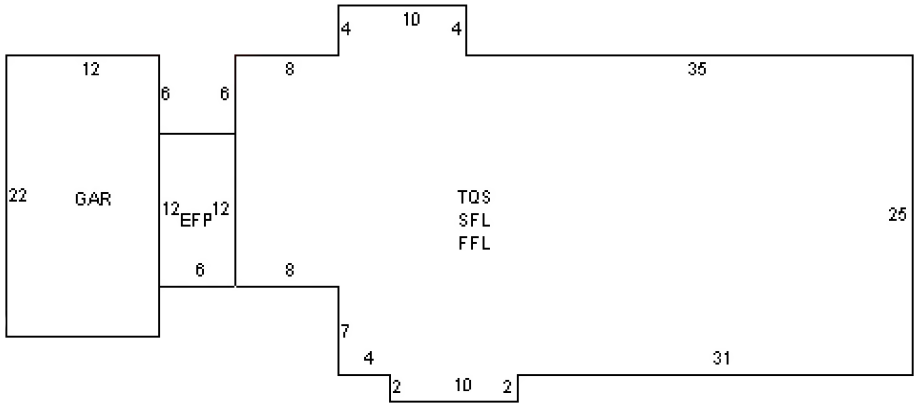
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.41
Special Features:	0	Val/Su Net:	197.59
Final Total:	788600	Val/Su SzAd	215.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,329	120.610	160,285
SFL	Second Floor	1,329	120.610	160,285
TQS	3/4 Story	997	120.610	120,214
GAR	Garage	264	24.220	6,394
EFP	Enclos Porch	72	64.370	4,635

Net Sketched Area:	3,991	Total:	451,813
Size Ad	3654.75	Gross Area	4323	FinArea	3655
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc